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an instrument which enables these great natural forces to become active? Man loves to live in the midst of human affairs and mechanisms enable him to do so; they are a means, not a dynamic cause. The church, the neighborhood house, the Y. M. C. A., the grange, and other betterment organizations need treatment and alignment in accordance with some definite ideal of rural society in specified regions, and under given conditions. Such a treatment will give us further, constructive progress.

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Economic Survey of Pittsburgh. By J. T. HOLDSWORTH. (Pittsburgh: City Council. 1912. Pp. 229.)

In 1909 when the Pittsburgh survey was completed, that newly fashioned instrument for city advance was not altogether popular in some quarters of Pittsburgh, but sentiment had evidently changed by 1911. The city council in the latter year gave both its backing and funds for another survey, authorized "to investigate the economic and other conditions of the city affecting its industrial and commercial prosperity," and to submit the findings together with recommendations for industrial and commercial advance. These findings and recommendations are the subject-matter of this volume.

The investigation followed twelve main lines, the subjects dealt with being: the smoke problem, workingmen's homes, food costs, rents, wages, unemployment, cost of living, food production and distribution, recreation facilities, municipal taxation and administration, uneconomical use of land and municipal efficiency and economy.

Excepting the data on rents, and the facts on food prices and wages, but little new material is presented. In the fairly typical chapter on unemployment, for instance, the bulk of the material represents chiefly a general discussion of the problem and long quotations from at least five published reports, only one of them giving facts on the local situation. Again, the main support of the conclusion that Pittsburgh needs workmen's houses renting from \$12 to \$25 is the quotation to that effect from the Chamber of Commerce Committee on Housing Conditions. In most cases this kind of support for the conclusions and recommendations is convincing as argument, and is valuable as a compilation of existing data, but is inadequate as proof.

Moreover, at two important points (important because of the

relation of housing and taxation to the city's industrial growth) the value of the material itself may be questioned. For instance, the data on rents are limited to individual descriptions and pictures of 44 Pittsburgh houses, ranging in assessed value for building and land from \$1400 to \$4200; 18 in Cleveland; 13 in Buffalo; 11 in Milwaukee; 8 in Detroit; 10 in Philadelphia; 7 in Newark; and 6 in Baltimore; and the facts are not tabulated so as to show general conditions, nor conclusions drawn from comparisons of individual houses in different cities. The procedure here followed would seem to have value only where the samples can be defended.

Again, in the matter of taxation, a table is presented showing sample assessments and actual city and county taxes paid by a number of manufacturing concerns in Detroit, Milwaukee, Newark, Buffalo and Cleveland; and comparing these with estimated taxes that these concerns would pay in Pittsburgh. The figures show lower taxes generally in Pittsburgh. These figures, however, are based upon estimated land values in Pittsburgh—a matter upon which the best appraisers frequently disagree—and these estimates do not bear any regular relation to the ratio between total land assessments in the various cities and in Pittsburgh. For example, the total land assessment in the city of Pittsburgh is over three times that in Newark and yet the land cost for one of these concerns, if located in Pittsburgh, is not estimated at one half more than in Newark. Stress is laid, furthermore, upon the exemption in Pittsburgh from the personal property tax, but no account is taken of the fact that, excepting Newark, Pittsburgh corporations pay a much higher proportion of state taxes than the cities in other states, since approximately three fourths (whereas figures for 1909 show the largest proportion in any other state, except New Jersey, to be less than one third of the total Pennsylvania revenue is derived from capital stock and other corporation taxes.

The point of view of the author is of constructive significance in placing emphasis upon the well-being of the workers of the city, and in forecasting the trend of thought on the tie between human and commercial values. There is a message for many a business man in the sentence: "This report is predicated upon the idea that a good city in which to live makes a good city in which to do business and that industrial and commercial progress is largely dependent upon social and civic conditions."

SHELBY M. HARRISON.